



- A superb extended property
- Enclosed porch and entrance hall
- Lounge
- Incredible living kitchen with dining area, family area and kitchen
- Side utility/access to front and rear
- Three double bedrooms (bedroom 3 is extended)
- Bathroom with white suite
- Fore garden with driveway
- Very long rear garden
- Double garage to rear



ROWAN ROAD, SUTTON COLDFIELD, B72 1NN - OFFERS AROUND £425,000

This is a superb traditional styled freehold property ideally located in a very popular residential location that is close to many amenities. This property has a wonderful extension and includes the following, enclosed porch, entrance hall and lounge. To the rear is an incredible extended living kitchen including a dining area, family area and comprehensively fitted kitchen offering everything needed for modern day living. To the first floor there are three double bedrooms as the third bedroom has been extended and a bathroom with white suite. Outside is a fore garden including driveway for parking and to the rear is a very long garden with patio and lawn leading to a double garage that is accessed via a rear drive. Viewing is essential to appreciate what an excellent family home this is. EPC to be confirmed and Council tax band D.

Access is via: A fore garden with lawn and brick blocked driveway

ENCLOSED PORCH Having double glazed panels to sides and front, double glazed door, tiled floor leading to a timber and glazed reception door with leaded light stain glass window to side into:

HALLWAY Having a newel and balustrade staircase, radiator, grey toned flooring, door into understairs, storage and door into living/kitchen and:

LOUNGE 12'4" max into bay x 10'00" Having a double glazed bay window to front, radiator

LIVING KITCHEN Offering a modern lifestyle living space with family area, dining area and kitchen

KITCHEN AREA Having a comprehensive range of units to include drawer, base and eye level cupboards, integral dishwash, timber effect work surface, white crock one and half sink and drainer, double glazed window to rear and side, four ring induction hob with extractor, double oven/grill combination under, under gallery lighting, spotlights to ceiling, door into:

SIDE VERANDAH /UTILITY Access to front and rear, space and plumbing for washing machine, space for other white goods, wall mounted gas central heating boiler

SITTING/DINING AREA Having two double glazed roof lights, double glazed patio doors, radiator, timber effect floor continued into kitchen area

FIRST FLOOR LANDING Having a double glazed opaque window, access to loft, doors into:

BEDROOM ONE 12'9" x 10'00" Having a double glazed window to rear overlooking the garden, radiator, fitted fronted mirror wardrobes to one side

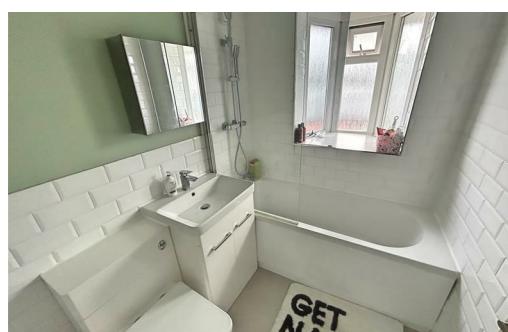
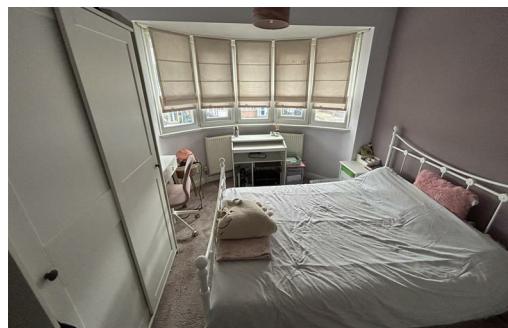
BEDROOM TWO 13'00" max into bay x 10'00" Having a double glazed bay to front , radiator

BEDROOM THREE 15'10" x 6'8" min 7'3" max An excellent extended bedroom with double glazed window to rear, radiator

BATHROOM Having a white suite with panel bath, glazed shower screen with overhead shower and riser aid, wash hand basin set into vanity unit, closed coupled WC, chrome ladder style radiator/towel rail, double glazed original window with deep display sill, spotlights to ceiling

REAR GARDEN A long garden with patio to fore leading to a lawn, planted trees and shrubs, access to:

DOUBLE GARAGE (Please check the suitability of this garage for your own vehicle) Access via rear access door to garden



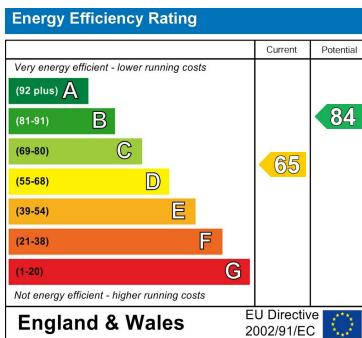
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE:

We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.